



FAIRFAX COUNTY PLANNING COMMISSION

June 9, 2015

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: June 24, 2015 at 8:15 p.m.

Application Number:	FS-D14-53
Applicant:	BC Consultants for the Falls Church City School Board and the City of Falls Church, VA
Proposed Use:	Public School Expansion
Subject Property:	Three parcels: 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41
Supervisor District	Dranesville
Size of Subject Property:	7.31 acres on parcel 40-4 ((1)) 22. Total size of all three parcels is approximately 9 acres.
Application Received by:	Department of Planning and Zoning –December 05, 2014
Application Amended:	February 13, 2015, March 5, 2015, March 13, 2015 (Supplemental traffic information)
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the School Board of the City of Falls Church and the City of Falls Church, VA, as amended, to expand the existing Mt. Daniel Elementary School, located at 2328 North Oak Street, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: FS-D14-53

Acreage: Approx. 9 Ac.

District: Dranesville

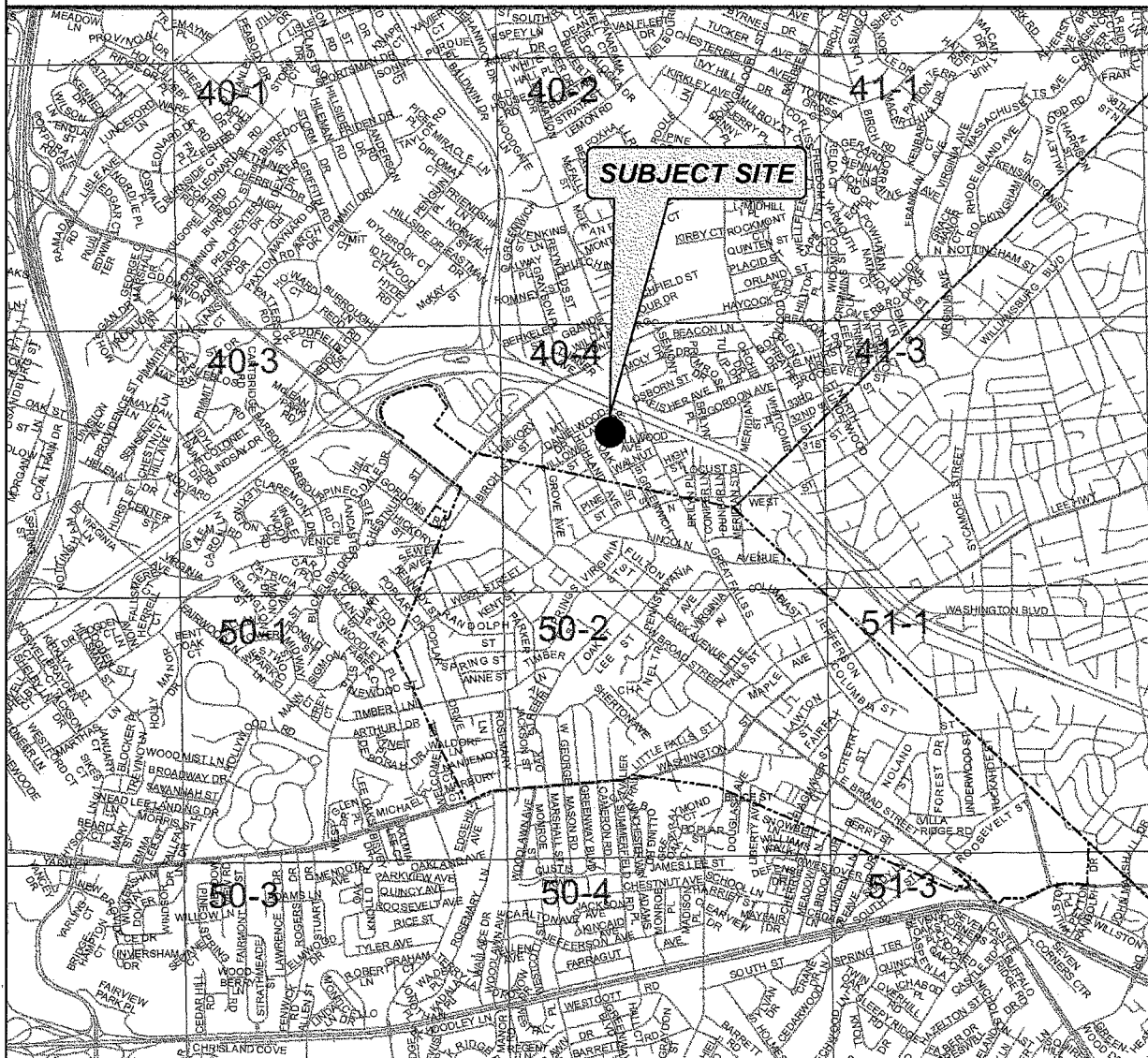
Tax Map ID Number: 40-4 ((1)) 22; 40-4 ((15)) A;
40-4 ((19)) (A) 41

Address: 2328 North Oak Street
Falls Church, VA 22046

Planned Use: Public Facilities,
Governmental and Institutional

Applicant: School Board of the City of Falls Church, VA
and City of Falls Church, VA

Proposed Use: Public School Expansion



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



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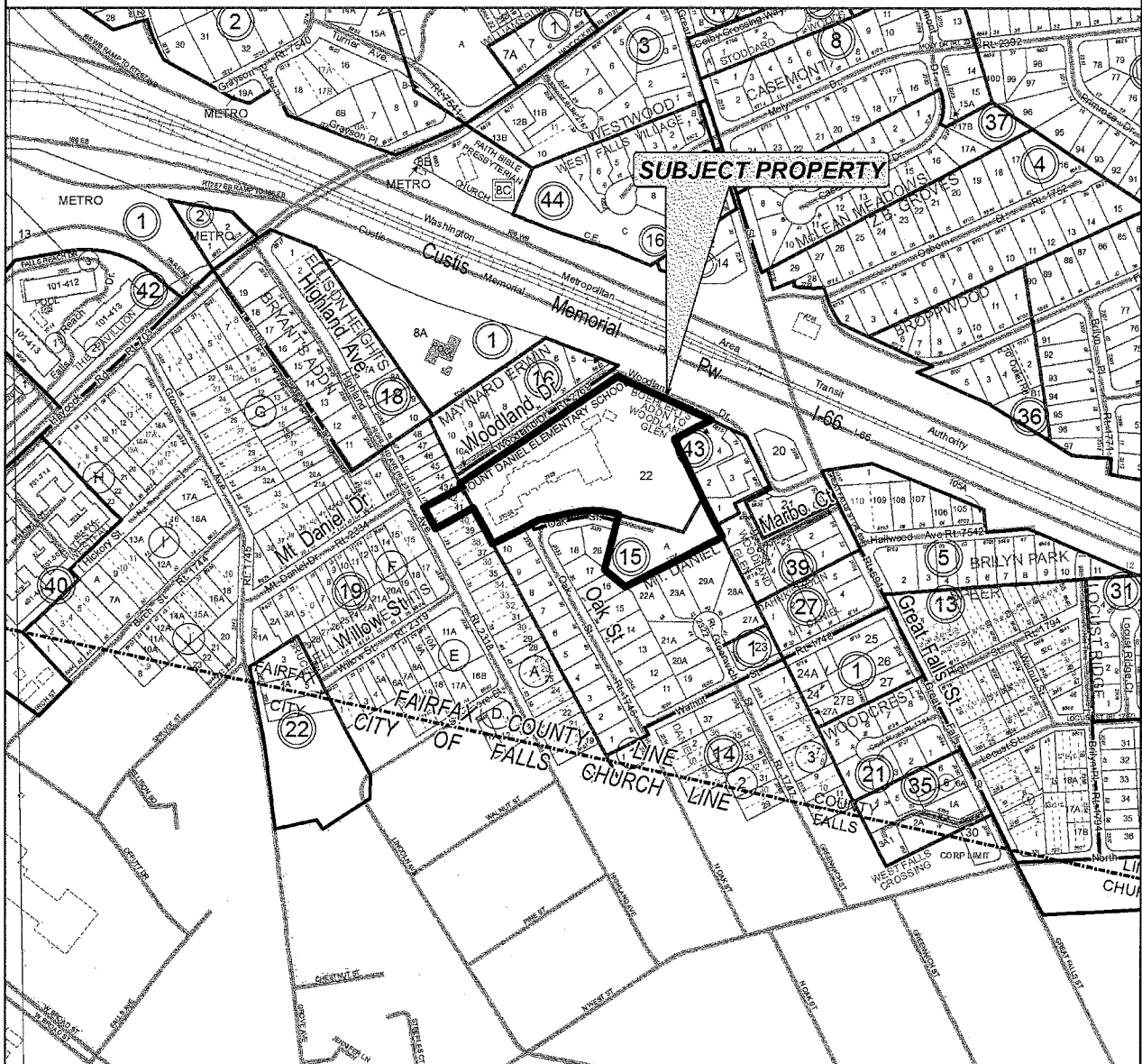
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Planned Use: Public Facilities,
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Applicant: School Board of the City of Falls Church, VA
and City of Falls Church, VA

Proposed Use: Public School Expansion



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



APPLICANT: School Board of the City of Falls Church, VA and the City of Falls Church, VA (“Falls Church” or “FC”)

SUBJECT PROPERTY: Mt. Daniel Elementary School, approximately 9 acres.

Tax Map Reference: Parcels 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41

Location: 2328 North Oak Street (in Fairfax County)

Site Conditions: Developed school site, generally flat with the exception of the southeast corner which is steeply sloped and wooded. The school is surrounded on three sides by a wooded buffer between the school and the contiguous single family detached homes.

Existing Facilities: 44,118 square feet (sf) consisting of an existing building, 2 trailers, parking lot, playground areas. The existing school was designed (as a result of the 1990 renovation) for a capacity of 240 students. A 2005 approved application added four new temporary classrooms, a school bus access driveway, parking lot expansion, and improved stormwater runoff. School enrollment is approximately 436 students – 100 students over capacity. Kindergarten and 1st grade and an inclusive special education preschool program are currently located in the school. There are currently two sections of ½ day special education preschool. Vehicular access to the school is via North Oak Street.

SURROUNDING AREA

LOCATION: The subject property is located at 2328 North Oak Street, at the terminus of Oak Street in Fairfax County, just north of the Fairfax County/City of Falls Church boundary.

CHARACTER:

Subject Property: Existing public elementary school

Adjacent Land Uses: Residential use planned for 3-4 du/acre

Nearby Land Uses: Private community pool to the north on Woodland Avenue, West Falls Church Metro station further west along Haycock Road, I-66 to the north

Vegetation: Medium tree cover in residential area

APPLICATION

ORIGINAL PROPOSAL:

Attachment A

- 1) Construct a three (3) story addition to replace a portion of the original school building that is outdated. The addition will add approximately 47,303 gross square feet for the entire school for a total of 91,421 sf and facilitate a year 2045 build-out enrollment of 792 students;
- 2) Expand the paved play area,
- 3) Redesign the bus loop/drop off,
- 4) Construct a “kiss-and-ride” drop off area,
- 5) Expand the existing parking lot, and
- 6) Construct improved stormwater runoff facilities.

PROJECT JUSTIFICATION

Classrooms: The Falls Church City School Board (FCCSB) states that Mt. Daniel is outdated and does not meet current educational specification requirements. Existing non-classroom specialty use areas are used as teaching space to accommodate excess enrollment. Temporary classroom trailers are in use with more required without an expansion of the facility.

Health and Safety: Approximately 85 percent of the building is not sprinklered. Additionally, the school lacks some American with Disabilities Act accommodations.

Pedestrian circulation: FCCSB states that pedestrian circulation between the trailers and the school exposes students and staff to potential health and safety risks.

Parking: FCCSB states that there is currently a shortage of on-site parking resulting in staff, parents and visitors potentially using North Oak Street for overflow parking. FCCSB proposes to add 36 additional parking spaces to the 64 existing on-site parking spaces or a total parking capacity of 110 spaces.

Traffic Circulation: FCCSB states that conflicting and compromised traffic movements pose additional vehicular/pedestrian safety concerns. Internal circulation conflicts occur as a result of limited turning radii. Vehicular conflicts between cars and buses can be alleviated by creating a “kiss and ride” drop off area.

Stormwater management: The applicant states that the stormwater management and water quality control will be provided on the west and east ends of the site to meet or exceed Fairfax County standards.

PROPOSED USE: Public elementary school expansion

Building Improvements:

- School building – The proposed expansion will add approximately 47,303 sf to the existing building for a total of approximately 91,421 sf. The addition will have three stories and a maximum height of 60 feet. Exterior materials and finishes will match or complement the look and character of the existing building. New HVAC equipment will be located on the flat roof area of the newly constructed portion of the school.
- Accommodation – The proposed addition will increase the school capacity from 336 to 792 students. FCCSB proposes to continue to house Grades K and 1 and an inclusive special education program at Mt. Daniel, however other grades may be added to the facility in the future. FCCSB states that full capacity is not expected before the year 2040.
- Location – The proposed addition is planned for the eastern portion of the building.

- Floor Area Ratio ("FAR") – Current FAR is .014, based upon the As-Built Site Plan, approved October 11, 2011. The proposed FAR is 0.29. Maximum FAR for public uses in an R-4 district is .35.

Site Improvements:

- Parking Lot – The existing parking lot will be expanded from 64 spaces to 110 spaces with improved circulation to allow for a "kiss and ride" drop-off area, increased stacking capacity, and separated bus and vehicle conflicts.
- Paved Play Area – A re-configured play area is planned immediately east of the school and north of the parking lot.
- Stormwater management - The site will be improved and enhanced by adding stormwater retention and Best Management Practice (SWM/BP) water quality facilities as required by Fairfax County Code. FCCSB states that all proposed SWM/BMP facilities are to be privately maintained by the land owner.
- Landscaping and trees – Little to no tree canopy is expected to be lost as a result of the expansion of the school. Transitional screening is indicated on site plans as a 25-foot buffer, where required.
- Site lighting – The applicant states that all site lighting will meet current County standards; security lighting will be provided for the building expansion and for the proposed parking.

OFF-SITE CONSIDERATIONS

Anticipated Impacts

Traffic - The applicant states that improvements to the bus loop/drop-off area and the expansion of the parking lot will help reduce transportation impacts in the surrounding community. The improvements will reduce conflicting traffic movements and help reduce congestion or staking on North Oak Street.

Plans for a larger turning radii will improve the movement of buses and other large vehicles through the site. The additional planned on-site parking spaces are expected to meet both current and future uses.

Light Impact – The applicant states that any outdoor lighting will comply with the Outdoor Lighting Standards of the County Zoning Ordinance to prevent lighting spill-over onto adjacent properties. Security lighting will be provided around the exterior of the building and in the parking lots.

Noise Impacts – The applicant states that noise impacts on adjoining properties will be minimal due to both the distance of the proposed addition from the southern property line and the proposed landscaping and screening. The proposed addition will be no closer than 55 feet to the northwest property line, no closer than 160 feet to the northeastern property line, and no closer than 80 feet to the southwestern property line at North Oak Street. All proposed setbacks exceed the minimum yard requirements for the R-4 zone. Parking lot improvements will be no closer than 65 feet to the eastern property line, no closer than 75 feet to the southeastern property line, and no closer than 16 feet to the southwestern property line.

The HVAC units will be located on the flat portions of the roof and away from the exterior edge of the building's roof. Noise levels will comply with Article 14, Part 7 of the Fairfax County Zoning Ordinance.

Visual Impact -The applicant indicates that minimal visual impacts are expected as a result of the expansion. The addition and all other improvements to the remaining portion of the building will be constructed with materials and design features similar to the original structure.

The proposed design includes screening and setbacks that meet County Code requirements with respect to the disturbed areas, including the building addition, driveway, and expanded parking lot.

Water Quality – The applicant states that existing on-site SWM/BMP facilities were designed with applicable water quality standards at the time of construction. All new SWM/BMP facilities must comply with Fairfax County's new water quality standards that meet or exceed the Commonwealth of Virginia's adopted EPA regulations.

Environmental Impacts – The applicant states that the proposed building expansion will generally follow the limits of the existing building footprint and that the parking lot expansion will occur in an area devoid of natural vegetation which will minimize the loss of existing tree canopy. Increases to the site's impervious cover will be mitigated by adherence to the County's water quality standards.

Alternative Sites

FCCSB indicates that it does not own other sites in the area that can be used for future schools and that finding an alternative school or classrooms is not a viable option. The applicant states that the proposed addition and other planned improvements represent the least disruptive and most economically feasible option for school expansion.

FCCSB states that the proposed multi-story addition and other improvements were designed to limit site disturbance and preserve the environmental quality and unique character of the school and surrounding community.

The 2005 2232 review of the Mt. Daniel expansion (2232-D04-13) anticipated the potential for future expansion:

“FC states that in the future, should a renovation or expansion of Mt. Daniel be necessary, greater opportunity to provide a more efficient expansion exists at the east end of the facility.”

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP: Public Facilities

Planning Area and District: Area II, McLean Planning District

Planning Sector: West Falls Church Transit Station Area, Land Unit D

Land Use Recommendations:

- **Subject Property:** Mt. Daniel is identified as an existing school
- **North:** Residential at 3-4 du/ac
- **South:** Residential at 3-4 du/ac
- **East:** Residential at 3-4 du/ac
- **West:** Residential at 3-4 du/ac

COMPREHENSIVE PLAN CITATIONS

POLICY PLAN

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition; Public Facilities, as amended through March 4, 2014; Countywide Objectives and Policies, pages 2-4:

- “Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**
- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.
- Objective 2: Construct and maintain facilities in accord with expected levels of Service objectives and fiscal limitations.**
- Policy a. Program the establishment of facilities through the County’s Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County

Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific

purpose. Apply acceptable criteria when evaluating public facility sites.

- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Evaluate engineering considerations such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.
- Policy e. Locate, as possible, facilities on sites with public water and sewer.
- Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.
- Policy g. Use the 456 Process [sic] to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan."

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition; Public Facilities, as amended through March 4, 2014; Public Schools, pages 5-10:

Objective 6: Acquire sites for future building through negotiation, dedication, or condemnation, which best provide efficiently located schools.

- Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:
- Safe and convenient accessibility to pedestrian and road networks.
 - Acreage to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
 - Compatibility with adjoining planned and existing development and with the Comprehensive Plan.

- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- Proximity to other public facilities, such as Police and Fire and Rescue services.
- Proximity of schools to commercial areas should be avoided, if possible.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for intermediate and high schools.

Objective 8: Locate schools on sites which meet or exceed minimum State size standards.

Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may require acquisition of acreage in addition to the State minimum requirements.

Objective 9: Design schools for maximum site utilization while providing optimum service to, and compatibility with, the local community.

Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.

Policy c. Locate elementary, intermediate and high schools in relation to residential areas, the road network and traffic to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential areas to ensure proximity and convenience for students and the local community.

Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.

Objective 10: **Encourage full utilization of existing school facilities, whenever possible and reasonable, to support educational and community objectives.**

- Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.
- Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the County's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility and its compatibility with the surrounding area.

AREA II PLAN

Fairfax County Comprehensive Plan, Area II, 2013 Edition; McLean Planning District, as amended through March 24, 2015; Major Objectives, page 3:

- Provide improved vehicular and pedestrian access to the West Falls Church-VT/UVA Metro Station while at the same time preserving the stability of nearby neighborhoods;

Fairfax County Comprehensive Plan, Area II, 2013 Edition; McLean Planning District, as amended through March 24, 2015; Public Facilities, Figure 6 – McLean Planning District Existing Public Facilities, page 16:

- Mt. Daniel Elementary School (City of Falls Church) is listed as an existing school in the M2 district.

Fairfax County Comprehensive Plan, Area II, 2013 Edition; McLean Planning District, as amended through March 24, 2015; West Falls Church Transit Station Area, Recommendations Outside of the Transit Development Area, Balance of the Transit Station Area, (Portions of Land Unit B and Land Units C and D) page 86: (Subject property is located in Land Unit D)

“Portions of Land Unit B adjacent to the Transit Development Area (TDA) and on the same block should be reviewed for potential redevelopment in the future pending changing conditions. This area should generally not exceed a density of 8-12 dwelling units per acre and should serve as a transition between higher densities in the TDA and stable neighborhoods to the east and south. Review of this area should be based upon mitigation of any transportation impacts.

The balance of the Transit Station Area is, for the most part, stable residential communities that are planned at the densities shown on the Comprehensive Plan map. Special efforts should be taken to provide pedestrian amenities which allow access to the Metro station. Infill development should occur at densities similar to that of adjacent development. Cluster development may be appropriate because of site difficulties.”

Fairfax County Comprehensive Plan, Area II, 2013 Edition; McLean Planning District, as amended through March 24, 2015; West Falls Church Transit Station Area, Transportation, page 86-87: (Subject property is located in Land Unit D)

The recommended Transportation Plan includes recommendations for road improvements, public transit improvements and Transportation Systems Management Strategies. Successful implementation of this recommended Transportation Plan requires careful planning efforts to reduce peak hour vehicle trips. These efforts include (but are not limited to):

...Non-motorized connections.

STAFF ANALYSIS AND RECOMMENDATION

ZONING ANALYSIS:

Attachment B

Zoning Administration staff in the Department of Planning and Zoning reviewed the application and concluded that the proposed expansion at Mt. Daniel will not affect the building’s continued compliance with regard to FAR and building height (60 feet maximum in an R-4 district for non-residential structures) requirements.

Staff notes that the request is for partial replacement and expansion of an existing public school, Mount Daniel Elementary School. The referenced property consists of 3 parcels totaling approximately 9 acres according to the real estate assessment records; however, the submitted site plan is shown on parcel 40-4 ((22)) 22, with a site area of 7.31 acres. The property is zoned R-4, and is developed with a public elementary school consisting of 45,001 square feet with a floor area ratio (FAR) of 0.14, pursuant to As-Built Site Plan #481-SAB-001-1, approved October 11, 2011. Staff notes that the original application indicates existing square footage of “approximately 44,118 square feet.” Staff utilized the higher number for calculating the FAR. The property is not subject to any proffered conditions or development conditions, and public uses are a permitted use in the R-4 District.

The proposal includes a three-story addition to replace a portion of the original school building, resulting in a gross floor area of approximately 91,421 square feet, with a proposed FAR of 0.29 based on an area of 7.31 acres. In addition, elimination of classroom trailers on the site, expansion of a paved play area, internal vehicular circulation, addition of parking, and modifications to stormwater management/BMP facilities are proposed.

The R-4 District bulk regulations for public uses include a maximum FAR of 0.35, and the minimum yard requirements for non-residential structures are controlled by a 35 degree angle of bulk plane but not less than 25 feet for the front yard, controlled by a 30 degree angle of bulk plane but not less than 10 feet for side yards, and controlled by a 30 degree angle of bulk plane but not less than 25 feet for the rear yard. The maximum building height for non-residential structures is 60 feet. The R-4 District bulk regulations appear to be satisfied with this request. All applicable Zoning Ordinance requirements must continue to be satisfied at the time of site plan approval for this request.

ENVIRONMENTAL ANALYSIS:

Attachment C

Staff in the Office of Site Development and Inspections in the Department of Land Development Services and noted the following:

1. Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

2. Floodplain

There are no regulated floodplains on the site.

3. Stormwater Detention, Channel Protection and Flood Protection

Onsite Stormwater detention shall be required unless waived by the Director.

Stormwater Management Ordinance 124-4-4 (D). Channel protection and flood protection shall be achieved in accordance with Chapter 124-4-4.

4. Water Quality Control

Water quality control shall be required per Chapter 124-4-3.

5. Downstream Drainage System

The downstream drainage system shall be analyzed to demonstrate the adequacy of the system (PFM 6-0203.1)

TRANSPORTATION ANALYSIS:

Attachment D

The Fairfax County Department of Transportation (FCDOT) reviewed the application for the proposed Mount Daniel Elementary School expansion. Assumptions included expansion of the school's enrollment to 780 students by the year 2045, the use of nine buses at full build out, and an increase in the total number of parking spots to 110. With 84 staff members projected at full build out, this leaves 36 parking spots for visitors and parents of students.

Existing Conditions

Staff from FCDOT observed the existing conditions for the morning peak at the school, including peak teacher arrival time, the drop off period for both buses and students who are driven to school by their parents, and operations on North Oak Street. The current parking lot layout allows parents to queue in the lot while waiting to drop off children. There is a staff member controlling traffic as well as one available to help children out of the vehicles. During the drop off period, no more than six cars were observed in the

queue waiting to drop off students, with a maximum of 40 parents dropping off their children.

Bus drop off operations were also observed, including the arrival of five buses carrying kindergarten and first grade students. Buses are able to wait in their dedicated pull out, and leave in stages so as not to block traffic on North Oak Street.

To assess future ingress/egress by North Oak Street residents during the morning peak, FCDOT requested traffic counts for the North Oaks Street and North West Street intersection. Counts were conducted for the entire day of Wednesday, March 3, 2015, from 7:00 a.m. to 6:00 p.m. The current volumes at this intersection indicate that there is adequate spacing allowing vehicles access to and egress from North Oak Street.

Findings

Parking and internal circulation: The additional planned parking lot will increase the queuing capacity for drop off vehicles, which is already adequate. It is not anticipated that there will be any negative impacts on the neighborhood from the drop off queue. In the application, improvements to the bus loop are included to allow for staged departure of the buses, when nine are planned to serve the school.

Parking for special events, such as back to school night, after school functions and any other activities that have parking needs which exceed the capacity of the school's parking lot should ensure that parking for the function does not impact residents ability to park on North Oak Street. The school already has a satellite parking lot that is implemented for large after school activities, where attendees are shuttled to the school site.

North Oaks Street and North West Street intersection: In 2045, considering regional growth rates, and the anticipated increase in trips generated by the school, the intersection will still continue to allow for vehicles to find gaps to turn both left and right on to North West Street from North Oak Street. In 2045, with the additional trips added by the school, the intersection will still operate with an adequate level of service.

FCDOT also notes that while a primary access point for residents who live on North Oak Street in Fairfax County, the intersection of North Oak Street and North West Street is in the City of Falls Church. Any monitoring of the level of service and accessibility of this intersection is the City's responsibility. Additionally, the intersection of North Oak Street and North West Street is not the only egress point for residents on North Oak. Residents of North Oak Street can use Walnut Street to connect to both Greenwich Street and Great Falls Street.

North Oak Street: Due to its width and the ability of vehicles to park on both sides of the street, vehicles are required to yield when passing in opposite directions. On the day of observations, this situation functioned well, but with the increase of students and teachers at Mount Daniel Elementary the need to yield to vehicles traveling in the opposite direction will increase.

Other: The expansion of the school is not expected to affect any planned or existing transit services for the Fairfax Connector or Metrobus; it would not preclude any planned facilities in the Trails Master Plan or Bike Master Plan. There are no recommendations on the County Transportation Plan in this area.

Recommendations made by FCDOT in their analysis cannot be imposed as development conditions as part of this 2232 review. Past and ongoing actions by FCCSB to encourage bus ridership and coordinate off-site parking for school events, if continued, would be expected to help minimize peak hour or event-related impacts to residents on North Oak Street.

URBAN FORESTRY ANALYSIS

Attachment E

Urban Forestry staff in the Department of Public Works and Environmental Services reviewed the application and noted the following:

The Applicant is requesting a reaffirmation of the transitional screening and barrier waiver/modification number 000481-WTSW-002-1, dated June 16, 2005. This waiver/modification allows the existing vegetation to serve as screening for the adjacent single family dwellings and the existing chain link fence to serve as the barrier. The site plan currently under review proposes to remove a significant number of trees within portions of the transitional screening yard that are dead, dying or are in poor condition as identified in the Tree Inventory and Condition Analysis of the site plan. The remaining canopy in several locations of the transitional screening yard does not meet the intent of transitional screening type I.

Urban Forestry notes that Elementary Schools located adjacent to single family dwelling units are required by Part 3, 13-300 of the Zoning Ordinance to provide transitional screening type 1 and a barrier D, E, or F. Urban Forestry recommends that the Applicant provide a landscape plan that includes all of the required elements as found in PFM 12-0515 and transitional screening yard labels as found in PFM 12-0515.2. If the Applicant wishes to pursue a waiver/modification of the transitional screening requirements along the entire property boundary, a modification/waiver application should be submitted to the County including a detailed justification in conformance with ZO 13-305.

The applicant has reached out to the Department of Urban Forestry and plans to submit a modification to the transitional screening requirements by providing additional plantings where needed.

TRAILS ANALYSIS

There are no County trails are required at this location.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Section 15.2-2232 of the *Code of Virginia*, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

Location, Character and Extent

Staff has determined that the general or approximate location, character and extent of the proposed improvements to Mt. Daniel Elementary School are substantially in accord with the adopted Comprehensive Plan.

Staff believes that the application is in conformance with Plan guidelines to locate new facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization. Mt. Daniel Elementary School serves pre-kindergarten, kindergarten, first grade, and special needs students – and will add second grade students to its operations. In addition, by maintaining the current location, Staff believes that the application is in conformance with Plan guidelines to locate new facilities to provide convenient service to the greatest number of people or service consumers and users as well as with Plan guidelines to site facilities appropriately to the area they are intended to serve.

The applicant has stated that Mt. Daniel Elementary School is over-capacity, and based on these considerations, Staff believes that the application is in conformance with Plan guidelines for ensuring that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

The applicant proposes improvements (building renovation and expansion, improved circulation and parking, and play areas) on the central and eastern portions of the school site. Staff has determined that the proposal is in conformance with guidelines to ensure that site acreage accommodates the proposed expansion as well as with Plan guidelines for locating facilities on sites with adequate acreage.

By expanding the central/eastern portion of the site, Staff finds that the proposed application is in conformance with Plan guidelines to design schools to maximize a site's utility, while providing for safety and aesthetics, as well as with Plan guidelines to build additions, when appropriate, to minimize the need for new facilities.

The application meets Plan guidelines for providing safe and convenient accessibility to pedestrian and road networks by separating bus and automobile traffic at the entrance to the school on Oak Street, providing a "kiss and ride" area for drop-offs, and by continuing to provide pedestrian access in the form of a trail from Oak Street and Woodland Avenue to Highland Avenue. In addition, this proposed separation of bus and automobile traffic conforms to Plan guidelines to allow for the efficient flow of traffic

and to provide adequate stacking space and circulation for school buses. The proposed addition of parking spaces conforms to Plan guidelines to provide off-street parking.

Staff analysis indicates that there is sufficient capacity in the existing circulation system consisting of local streets to accommodate future school growth. The 19 Fairfax County homes on North Oak Street, north of Walnut Street, will see increased traffic as the school expands, but these increases are not expected to adversely impact residential ingress and egress. The FCCSB's history of emphasizing the busing of students and providing off-site parking for school events appears to, in part, help alleviate potential traffic impacts. A continued emphasis on these strategies would be expected to help accommodate the free-flow of traffic movements on the northern segment of North Oak Street.

Finally, Staff has determined that the proposed improvements at Mt. Daniel Elementary School conform to guidelines for evaluating engineering considerations due to the location of the proposed addition and driveway, and with guidelines to ensure that that school meets transitional screening requirements and stormwater management requirements.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the proposal by the School Board of the City of Falls Church, VA and the City of Falls Church, VA, as amended, to expand the existing Mt. Daniel Elementary School, located at 2328 North Oak Street, satisfies the criteria of location, character and extent as specified in Section 15.2-2232 of the *Code of Virginia*. Therefore staff recommends that the Planning Commission find the subject application 2232-D14-53 substantially in accord with provisions of the adopted Comprehensive Plan.



**COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO VIRGINIA CODE SECTION 15.2-2232**

*** This area to be completed by staff ***

APPLICATION NUMBER _____

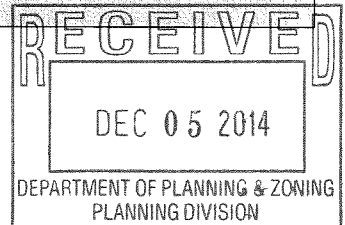
Date application received _____ by _____

Date(s) Revised _____

Date application accepted _____ by _____

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY



LOCATION OF PROPOSED USE

Address 2328 North Oak Street

City/Town Falls Church, VA Zip Code 22046

Place Name (example: Dale High School) Mount Daniel Elementary School

Tax Map I.D. Number(s) 0404-01-0022, 0404-15-A, 0404-19A-0041

Fairfax County Supervisor District Dranesville District #1

APPLICANT(S)

Name (Company or Agency) BC Consultants

Agent Name Peter Rinek

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 12600 Fair Lakes Circle, Suite 100

City/Town Fairfax State VA Zip Code 22033

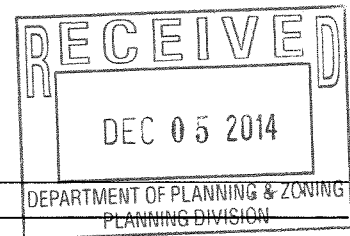
Telephone Number (703) 449-8100 Fax (703) 449-8108

E-mail PRinek@bccon.com

Secondary Contact Paul Brazier

Telephone Number (703) 449-8100 E-mail PBrazier@bccon.com

BRIEF DESCRIPTION OF PROPOSED USE



Total Area of Subject Parcel(s) 7.31 AC
Zoning District R-4

Previous Zoning Approvals for all uses on site (proffered conditions, special permits, special exceptions, variances, development plans)

PROPERTY OWNER(S) OF RECORD

Owner Falls Church City School Board and the City of Falls Church

Street Address 300 Park Avenue

City/Town Falls Church State VA Zip Code 22046

Has property owner been contacted about this proposed use? ☒ YES ☐ NO

SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent [Signature]

Date 12/4/2014

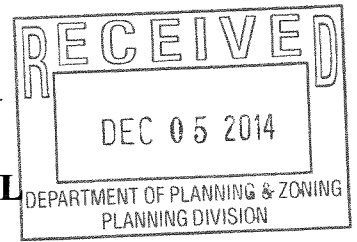
Submit completed application to:

Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

VIRGINIA CODE § 15.2-2232 APPLICATION PROPOSED EXPANSION OF MOUNT DANIEL ELEMENTARY SCHOOL



STATEMENT OF JUSTIFICATION

December 5, 2014

Project Justification:

Existing Mount Daniel Elementary School is located at 2328 North Oak Street in Fairfax County, VA at the terminus of North Oak Street. The site area is approximately 318,566 square feet or approximately 7.31 acres. The school is approximately 0.5 miles north of the northern limits of the City of Falls Church and is surrounded by single family residential dwellings.

The site consists of three parcels. They are identified on the Fairfax County Tax Map as 40-4 ((1)) Parcel 22, 40-4 ((15)) Parcel A and 40-4 ((19A)) Parcel 41. All are zoned R-4. The three (3) parcels are owned by the Falls Church City School Board and/or the City of Falls Church.

The school is under the jurisdiction of the Falls Church City Public Schools. The current school includes kindergarten and first grade education for the Falls Church City school district.

The existing elementary school is classified as a "public use" and is permitted by-right in the R-4 zone. The existing building consists of approximately 44,118 gross square feet with an existing Floor Area Ratio (FAR) of 0.14. The allowed FAR in the R-4 zone is 0.35 for public uses.

A 2232 Application was approved in 2005 to add an addition to the original school. Other approved improvements included additional stormwater management/best management practices (SWM/BMP) facilities, expansion of the existing parking lot and a new drive aisle to improve traffic circulation.

The existing school was designed to accommodate 336 students. Current enrollment is approximately 100 students over capacity. Two (2) temporary classroom trailers are currently used to accommodate the excess enrollment. The proposed 2232 Application will allow the addition of classrooms and specialty use areas to accommodate existing and future enrollment. Improvements to the remaining building will modernize

the school to meet current educational program requirements and necessary safety and accessibility standards.

Description of Proposed Use:

A three (3) story addition is proposed to replace a portion of the original school building that is currently outdated and in need of repair. Improvements to other areas of the existing school are also proposed. The addition will maintain current grades while adding second grade education to meet the needs of the Falls Church community.

The proposed addition will add approximately 47,303 gross square feet to the existing building providing a gross floor area of approximately 91,421 square feet for the entire school. The proposed FAR is 0.29. The renovation and expansion of the school is designed to facilitate an enrollment of 792 students eliminating the need for temporary classroom trailers.

Other proposed improvements include an expanded paved play area, a redesigned bus loop/drop-off to improve bus and other vehicular traffic circulation, a "kiss and ride" drop-off area, improved SWM/BMP facilities and an expansion of the existing parking lot.

The existing school has been in service for over 60 years. The two (2) existing classroom trailers were intended for temporary use and are beginning to show the wear and tear of long term utilization. The school and trailers require frequent and prolonged maintenance. The proposed addition and other improvements will reduce maintenance to a routine level with cost saving benefits.

Requirement for Proposed Use:

The existing school is outdated and does not meet current educational specification requirements. The educational program needs of the school extend far beyond the limits of available space. Existing non-classroom and specialty use areas have been converted into teaching space to accommodate excess enrollment. Temporary classroom trailers are already used to accommodate current enrollment. Without expansion additional trailers will be required to facilitate future growth.

Approximately 85% of the building is not sprinkled and many Americans with Disabilities Act accessibility requirements have not been met. Pedestrian circulation between the school and the trailers expose students and staff to potential health and safety risks. Conflicting and compromised traffic movements pose additional safety threats. Parents, visitors and staff compete for limited parking spaces and often park on Oak Street. Limited stacking spaces increase traffic congestion at the beginning and end of each school day.

The Mount Daniel Elementary School site is identified on the Fairfax County Comprehensive Land Use Plan for public use as "Public Facilities". The school was originally built in 1952 and has been an integral part of the community ever since.

Building a new facility at a different location is not logistically or financially feasible. Expanding the school at its current location is the most logical and least disruptive option.

Anticipated Impacts/Mitigation:

Visual Impact: The proposed addition and other proposed improvements will have minimal visual impact on the adjoining properties. The multi-story addition will be built on the approximate footprint of the part of the school that will be demolished. The addition and all other improvements to the remaining portion of the building will be constructed with materials and design features similar to the original structure.

Noise Impact: The proposed addition and other proposed improvements will have minimal noise impact due to the distance from the building to all property lines. The educational use of the property remains unchanged.

The proposed additional will be no closer than 55 feet to the northwest property line, no closer than 160 feet to the northeastern property line and no closer than 80 feet to the southwestern property line at Oak Street. All proposed setbacks exceed the minimum yard requirements for the R-4 zone. Improvements to the parking lot will be no closer than 65 feet to the eastern property line, no closer than 75 feet to the southeastern property line and no closer than 16 feet to the southwestern property line at Oak Street

HVAC units will be located on the flat portions of the roof and away from the exterior edge of the building's roof. Noise levels will comply with Article 14, Part 7, §14-700 (Outdoor Lighting Standards) of the Fairfax County Zoning Ordinance.

Light Impact: Any proposed outdoor lighting will comply with Article 14, Part 9, §14-900 (Outdoor Lighting Standards) of the Fairfax County Zoning Ordinance preventing spill-over lighting on adjacent properties. Security lights will be provided around the exterior of the building and in the parking lots.

Air Quality Impact: The proposed addition and other proposed improvements should not negatively impact the air quality of the school and the surrounding community. The school's existing HVAC system will be removed and replaced with a new and more energy efficient system. The new system will comply with current Environmental Protection Agency (EPA) and/or Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor and outdoor air quality.

Water Quality Impact: Existing on-site SWM/BMP facilities were designed in accordance with water quality standards in place at the time of their construction. All SWM/BMP facilities proposed with this Application must comply with Fairfax County's new water quality standards that meet or exceed the EPA's regulations recently adopted by the Commonwealth of Virginia.

Environmental Impact: The proposed addition and other proposed improvements were designed and located to cause the least amount of disturbance to the site. The multi-story addition will not significantly alter the limits of the existing building footprint. The

parking lot expansion was located in areas devoid of natural vegetation limiting the loss of existing tree canopy. The increase in the site's impervious area will be offset by Fairfax County's new water quality standards.

Transportation Impact: Improvements to the bus loop/drop-off area and expansion of the parking lot will help to reduce transportation impacts on the surrounding community. The improvements will alleviate some of the conflicting traffic movements and help to reduce traffic congestion on North Oak Street.

Accommodations for larger turning radii will improve the movement of buses and other large vehicles through the site. The designated "kiss and ride" drop-off area will separate buses from cars dropping-off and picking-up students and increases the number of on-site stacking spaces. More stacking spaces on-site will reduce the number of vehicles waiting on Oak Street.

Currently, there are not enough on-site parking spaces to accommodate all parents, visitors and staff. Those unable to park at the school end up parking on Oak Street. Additional on-site parking spaces will provide enough parking to meet current and proposed uses. Congestion in front of the school and on Oak Street will be reduced with less cars waiting or parking on the public street. There are 64 existing on-site parking spaces. 110 parking spaces are proposed.

Conformance with the Comprehensive Plan and Other Standards:

Mount Daniel Elementary School is listed in Area II; McLean Planning District; M2-Pimmit Community Planning Sector of the Fairfax County Comprehensive Plan, 2013 Edition ("Plan"), as "Existing Public Facilities (Schools)". It is included in the Plan's West Falls Church Transit Station Area, Land Unit E. There are no specific Plan text recommendations for the site.

The Plan's Policy Plan provides objectives and policies as guidelines to determine if a proposed facility is substantially in accordance with the Plan. The Policy Plan's "Public Facilities" section provides specific objectives (Objectives 9 and 10) to determine if the addition and other improvements to the school proposed with this Application are in conformance with the Plan.

Objective 9: Design schools to allow for maximum site utilization while providing optimum service to, and compatibility with, the local community.

Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

- Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.
- Policy c. Locate elementary, intermediate and high schools in relation to residential areas, the road network and traffic patterns to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential areas to ensure proximity and convenience for students and the local community.
- Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.

Objective 10: Encourage full utilization of existing school facilities, whenever possible and reasonable, to support educational and community objectives.

- Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.
- Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map, a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact on the character of the existing facility and its compatibility with the surrounding area.
- Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.
- Policy d. Promote equity between older and newer schools through the Renewal Program. Apply the same educational specifications used as a guide in the construction of new schools for planning the renewal of old ones. Consider expected future utilization rates when proposing renewal projects.
- Policy e. Continue the practice of serving local communities, for scouts, senior citizen programs and other neighborhood based activities, through the use of school facilities. Provide access to school grounds for community use of recreational facilities. Cooperate in the use of schools for the School Age Children child care program.

- Policy f. Continue the practice of allowing the Park Authority to utilize sites before school construction begins.
- Policy g. Provide space for other public service needs, when possible and reasonable, in underutilized schools.

The proposed expansion and improvements to Mount Daniel Elementary School adhere to the goals of the Policy Plan's objectives and policies. The location, character and extent of the proposed addition and improvements are in conformance with the adopted Comprehensive Plan.

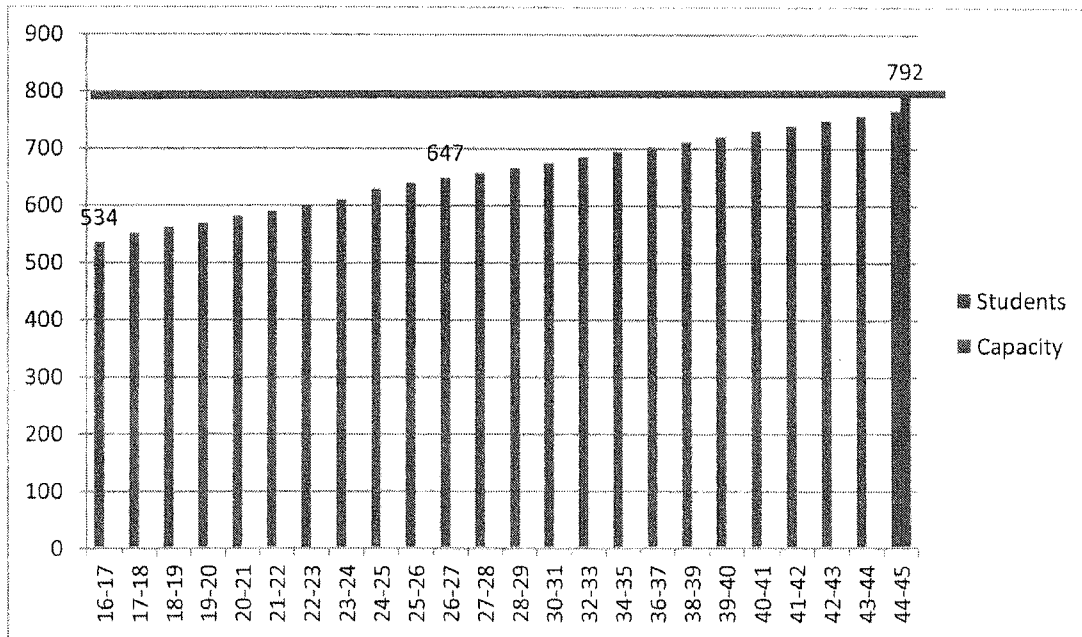
Alternative Sites Considered For This Use:

The Falls Church City School Board does not own other sites in the area that can be used for future schools. Finding other alternative sites for Mount Daniel Elementary School is not a realistic or viable option. The proposed addition and other improvements to the school present the least disruptive and most economically feasible option for expansion of the school.

The proposed multi-story addition and other improvements were designed to limit site disturbance and preserve the environmental quality and unique character of the school and surrounding community. Part of the existing building will be demolished and replaced with a multi-story addition within the approximate limits of the existing building's footprint. The parking lot expansion was located to limit removal of existing tree canopy and other natural vegetation. Other improvements will facilitate improved vehicular circulation and reduce traffic congestion on North Oak Street.

Mount Daniel Elementary

25 Year Enrollment Growth
Capacity Is Not Reached in 25 Years



MOUNT DANIEL ELEMENTARY SCHOOL

STAFF CALCULATION - FULL CAPACITY

ADMINISTRATION		
Main Office Staff	3	Workstations (3)
Principal	1	
Assistant Principal	1	
Finance	1	
Subtotal	6	
HEALTH CLINIC SUITE		
Health Clinic Suite Nurse	1	
Subtotal	1	
CORE CLASSROOMS		
Kindergarten	12	Kindergarten Teachers
	12	Kindergarten Para
First Grade	12	First Grade Teachers
Second Grade	12	Second Grade Teachers
STEM Lab	0	
Subtotal	48	
SPECIAL EDUCATION CLASSROOM		
Special Education	5	Special Education Teachers
O.T. / P.T.	1	
Resource	4	
Subtotal	10	
VISUAL AND PERFORMING ARTS		
Music	1	Music Teacher
Art	1	Art Teacher
Subtotal	2	
PHYSICAL EDUCATION		
Gymnasium	1	Gym Teacher
Day Care	2	
Subtotal	3	
FOOD SERVICE		
Food Service Line / Kitchen	3	
Subtotal	3	
MEDIA CENTER		
Media Center	2	Librarian
Subtotal	2	
INSTRUCTIONAL SUPPORT & COUNSELOR		
Spanish	1	
Speech Office	2	
Counselor	2	
Technology	1	
Subtotal	6	
STORAGE AND CUSTODIAL		
Custodial	3	
Subtotal	3	
TOTAL STAFF	84	

Caperton, Chris B

From: Belgin, Cathy S.
Sent: Monday, January 26, 2015 3:34 PM
To: Caperton, Chris B
Cc: Hushour, Andrew
Subject: FS-D14-53, Mount Daniel Elementary School

FS-D14-53

Falls Church City School Board- Proposed three-story building addition with 47,303 square feet of gross floor area to replace a portion of the original school building and long term temporary classroom trailers, expansion of paved play area, redesign of bus/drop-off circulation area, improved SWM/BMP facilities, expansion of existing parking area.

2328 Oak Street, 2336 Greenwich Street, and 2321 Highland Avenue

Tax Map #40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41

Zoning: R-4

Comments:

This request is for partial replacement and expansion of an existing public school, Mount Daniel Elementary School. The referenced property consists of 3 parcels totaling approximately 9 acres according to the real estate assessment records, however, the submitted site plan shows a site area of 7.31 acres. The property is zoned R-4, and is developed with a public elementary school consisting of 45,001 square feet with a floor area ratio (FAR) of 0.14, pursuant to As-Built Site Plan #481-SAB-001-1, which was approved on October 11, 2011. The property is not subject to any proffered conditions or development conditions, and public uses are a permitted use in the R-4 District.

The proposal includes a three-story addition to replace a portion of the original school building, resulting in a gross floor area of 91,421 square feet, with a proposed FAR of 0.29. In addition, elimination of classroom trailers on the site, expansion of a paved play area, internal vehicular circulation, addition of parking, and modifications to stormwater management/BMP facilities are proposed.

The R-4 District bulk regulations for public uses include a maximum FAR of 0.35, and the minimum yard requirements for non-residential structures are controlled by a 35 degree angle of bulk plane but not less than 25 feet for the front yard, controlled by a 30 degree angle of bulk plane but not less than 10 feet for side yards, and controlled by a 30 degree angle of bulk plane but not less than 25 feet for the rear yard. The maximum building height for non-residential structures is 60 feet. The R-4 District bulk regulations appear to be satisfied with this request. All applicable Zoning Ordinance requirements must continue to be satisfied at the time of site plan approval for this request.

ZED: Not applicable.

Prepared by: Cathy Belgin –January 26, 2015

Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator
Zoning Administration Division
Fairfax County Department of Planning and Zoning
703-324-1314
Cathy.Belgin@fairfaxcounty.gov

Caperton, Chris B

From: Bastakoti, Mohan
Sent: Wednesday, February 18, 2015 2:52 PM
To: Caperton, Chris B
Cc: Weyant, Jack W.; Sistani, Bijan; Kharel, Durga D.
Subject: RE: Mt. Daniel Elem

Hi Chris,

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There is a storm water complaint on file within the property. More information on existing drainage complaints may be available from the Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention, Channel Protection and Flood Protection

Onsite Stormwater detention shall be required unless waived by the Director. SWMO 124-4-4(D). Channel protection and flood protection shall be achieved in accordance with Chapter 124-4-4.

Water Quality Control

The submitted application does not mention anything about the proposed water quality measures, disturbed area or impervious areas. Water quality control shall be required per Chapter 124-4-3.

Downstream Drainage System

No outfall narrative or detail have been provided to demonstrate how the PFM requirement of adequate outfall is met. The downstream drainage system shall be analyzed to demonstrate the adequacy of the system. PFM 6-0203.1

Please contact me at 703-324-1739 if you require additional information.

Thanks,

-Mohan

From: Caperton, Chris B
Sent: Friday, February 13, 2015 8:41 AM
To: Bastakoti, Mohan
Cc: Weyant, Jack W.; Sistani, Bijan; Kharel, Durga D.; Lewis, Camylyn M
Subject: Re: Mt. Daniel Elem

Sounds great. Thanks

Sent from my iPhone

On Feb 13, 2015, at 8:34 AM, Bastakoti, Mohan <Mohan.Bastakoti@fairfaxcounty.gov> wrote:



County of Fairfax, Virginia

MEMORANDUM

DATE: April 7, 2015

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief
Transportation Planning Section *L.W.*
Department of Transportation

SUBJECT: Application for 15.2-2232 determination –FS-D14-53 for the expansion of Mount Daniel Elementary School

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application for Mount Daniel Elementary School. This school is a Falls Church City Public School located in Fairfax County. The school is at the end of North Oak Street, in a residential neighborhood. North Oak Street is approximately 25 - 30 feet wide with parking allowed on both sides of the roadway. Currently, the school has approximately 436, kindergarten and first grade students. This application would expand the school's capacity to 792 students; however, this capacity is not anticipated to be reached for at least the next 30 years. The 2045 forecast for enrolment is 780 students. The school currently uses five buses to drop students off in the morning and anticipates the use of nine buses at full build out.

There are currently 64 parking spots in the existing parking lot. The school expansion would add to this existing lot, increasing the total number of parking spots to 110. With 84 staff members projected at full build out, this leaves 26 parking spots for visitors and parents of students.

Staff from FCDOT observed the existing conditions for the morning peak at the school on Friday, January 23 from 7:15 a.m. to 9:15 a.m. This time period encompasses the peak teacher arrival time as well as the drop off period for both buses and students who are driven to school by their parents. During this period, drop off by parents and buses, as well as operations on North Oak Street were observed. The current layout of the parking lot allows parents to queue in the lot while waiting to drop off their children. There is a staff member controlling traffic as well as one available to help children out of the vehicles. During the drop off period, no more than six cars were observed in the queue waiting to drop off students, with a maximum of 40 parents dropping off their children. The additional planned parking lot will increase the queuing capacity for drop off vehicles, which is already adequate. It is not anticipated that there will be any negative impacts on the neighborhood from the drop off queue.

The bus drop off period was also observed, which included the arrival of five buses carrying kindergarten and first grade students. Buses are able to wait in their dedicated pull out, and leave in stages so that they do not block traffic on North Oak Street. In the application, improvements to the bus loop are included that will allow for staged departure of the buses, when nine are planned to serve the school. The application also mentions staged arrival and departure of buses, which should be enforced and monitored as the school continues to expand.

The location of the school at the end of North Oak Street makes the impacts of trips to and from the school a consideration factor in reviewing the school's application for expansion. The main intersection for trips destined to the school is at North Oaks Street and North West Street. To ensure that residents of North Oak Street will still be able to leave and access their homes during the morning peak, FCDOT requested that counts be done for the intersection. Counts were conducted for the entire day of Wednesday, March 3, 2015, from 7:00 a.m. to 6:00 p.m.

The count data identifies the morning peak hour for the intersection of North Oak Street and North West Street as 7:45 a.m. 8:45 a.m. This time period corresponds with the 30 minute drop of period prior to the school's starting school time of 8:45 a.m. The current volumes at this intersection indicate that there is adequate spacing allowing vehicles access to and egress from North Oak Street. In 2045, considering regional growth rates, and the anticipated increase in trips generated by the school, the intersection will still continue to allow for vehicles to find gaps to turn both left and right on to North West Street from North Oak Street. In 2045, with the additional trips added by the school, the intersection will still operate with an adequate level of service.

It is also important to note, that while a primary access point for residents who live on North Oak Street in Fairfax County, the intersection of North Oak Street and North West Street is in the City of Falls Church. Any monitoring of the level of service and accessibility of this intersection would be the City's responsibility. Additionally, the intersection of North Oak Street and North West Street is not the only egress point for residents on North Oak. Residents of North Oak Street can use Walnut Street to connect to both Greenwich Street and Great Falls Street.

While the intersection of North Oak Street and North West Street will continue to operate at adequate capacity, conditions on North Oaks Street should be monitored as the school expands. Due to its width and the ability of vehicles to park on both sides of the street, vehicles are required to yield when passing in opposite directions. On the day of observations, this situation functioned well, but with the increase of students and teachers at Mount Daniel Elementary the need to yield to vehicles traveling in the opposite direction will increase.

Parking for special events, such as back to school night, after school functions and any other activities that have parking needs which exceed the capacity of the school's parking lot should ensure that parking for the function does not impact residents ability to park on North Oak Street. The school already has a satellite parking lot that is implemented for large after school activities, where attendees are shuttled to the school site. This program should be monitored and enhanced if parking becomes an issue on North Oak Street.

April 7, 2015

Page 3 of 3

The expansion of the school would not affect any planned or existing transit services for the Fairfax Connector or Metrobus; it would not preclude any planned facilities in the Trails Master Plan or Bike Master Plan. There are no recommendations on the County Transportation Plan in this area. If you have any questions please feel free to contact Kristin Calkins (703-877-5710), Kristin.Calkins@fairfaxcounty.gov.

CC: Mike Davis, FCDOT
Karyn Moreland, FCDOT
Kristin Calkins, FCDOT
Bill Harrell, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT



County of Fairfax, Virginia

MEMORANDUM

DATE: March 24, 2015

TO: Chris B. Caperton, Planning Branch Chief
Department of Planning and Zoning

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Mount Daniel Elementary School; 2232 Application

This review is based on the 2232 Application FS-D14-53 (4073) stamped, "Received, Department of Planning and Zoning, December 5, 2014." This 2232 Application is being processed concurrently with site plan 0481-SP-002-1. A site visit was conducted on March 17, 2015.

- 1. Comment:** The Applicant is requesting a reaffirmation of the transitional screening and barrier waiver/modification number 000481-WTSW-002-1, dated June 16, 2005. This waiver/modification allows the existing vegetation to serve as screening for the adjacent single family dwellings and the existing chain link fence to serve as the barrier. The site plan currently under review proposes to remove a significant number of trees within portions of the transitional screening yard that are dead, dying or are in poor condition as identified in the Tree Inventory and Condition Analysis of the site plan. The remaining canopy in several locations of the transitional screening yard does not meet the intent of transitional screening type I.

Recommendation: Elementary Schools located adjacent to single family dwelling units are required by Part 3, 13-300 of the Zoning Ordinance to provide transitional screening type 1 and a barrier D, E, or F. The Applicant should provide a landscape plan that includes all of the required elements as found in PFM 12-0515 and transitional screening yard labels as found in PFM 12-0515.2. If the Applicant wishes to pursue a waiver/modification of the transitional screening requirements along the entire property boundary, a modification/waiver application should be submitted to the County including a detailed justification in conformance with ZO 13-305.

CSH/

UFMDID #: 199800

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

